

COMMISSIONERS APPROVAL

GRANDSTAFF 

ROKOSCH

CHILCOTT 

DRISCOLL 

IMAN 

PLETTENBERG (Clerk & Recorder)

Date.....January 7, 2009

Members Present.....Commissioner Carlotta Grandstaff, Commissioner Jim Rokosch, Commissioner Kathleen Driscoll and Commissioner J.R. Iman

Minutes: Beth Perkins

► Commissioner Chilcott attended the MACo Legislative meeting in Helena.

► The Board met for a discussion and decision on the maintenance needs of the Museum. Present were Museum Executive Director Tamar Stanley, Maintenance Supervisor Brian Jameson, Museum Development Director John Recore, Chairman of the Bitterroot Historical Society Red Caldwell, Museum Board members Joy McClure, Margaret Yuhas, Wayne Hedman, and Chris Weatherly.

Red presented pictures to the Board of the repair needed at the Museum. He stated the first assessment was done in 1999. He stated since then there have been several presentations of what is needed to keep the building from deteriorating.

Chris Weatherly stated he is the President of the Stevensville Museum and has done numerous restoration projects throughout the Bitterroot Valley. He presented to the Board three times in the past of the repairs needed and was asked to come back to this Board with his experience and the financial aspects. He discussed asbestos abatement and how he has worked with Maintenance Supervisor Brian Jameson in the past. Chris pointed out in the pictures water damage to the bricks and mortar due to the original drainage pipes being too short. He also pointed out several areas of brick damage. Chris discussed the deterioration of the moulding on the roof cap as well as loose bricks and wood deterioration. Brian stated the bid is at \$6,000 to repair the clock tower. Chris continued to review the pictures of the Museum with the brick deterioration. He stated there is no ultra violet protection for the artifacts by the windows. He pointed out the water drainage between the stairs and the Jail requiring a drainage route. The water is now seeping into the concrete and on to the foundation. Chris then discussed the stairs and the deterioration

of the stone work and bricks. The entry way into the basement of the Museum has extensive deterioration of the mortar and loose bricks. Chris then presented the Board with pictures of the roof and gutters. He stated the gutters have rotted and so have the cedar shingles. Extensive water damage is present where the gutters hang. Chris presented additional pictures of the windows showing paint deterioration and joint gaps of the window frames. He stated there is also water damage inside the Museum and in the attic. The attic has no insulation and he is concerned about the wiring. He stated there are some junction boxes without covers and with the water damage there is a huge concern. Chris pointed out the ventilation chimney from the attic to the basement and his concern if there is a fire, it would take the whole building in a matter of minutes.

Chris stated there is extensive water damage around the radiators inside the Museum and there can be at times, two inches of water in the basement. He stated the windows are easily breakable and he would like to see them upgraded. Chris presented the Board with an estimate from Rocky Mountain gutters in the amount of \$590 from 1997.

Commissioner Driscoll questioned the restoration process and the insulation need in the attic. Chris replied the wiring would need to be addressed prior to any insulation. Commissioner Rokosch questioned to what extent have grant resources for the restoration (historic preservation) been explored. Chris replied he has spoken with several sources for State grants. There are sources available but not many for bricks and mortar. John Recore stated he can write grants however the purpose today is to bring the damage to the attention of the Commissioners and hopefully partner for matching funds.

Commissioner Grandstaff requested to identify repairs that need to be done immediately. Chris replied his priorities are water damage, roof repairs and the wiring. John stated historical preservation funds can be used for repairs however, letters of support and matching funds are needed. Chris stated heat, insulation of the attic, u.v. protection for the windows, window replacement, are also priorities. John stated within grant material, it will outline what you can and can't do for structure repair. Commissioner Grandstaff asked if the Board there is consensus to set priorities of repair and matching funds. Commissioner Rokosch requested investigating grant resources and then look at what is needed for matching funds. Commissioner Driscoll stated there needs to be updated estimates. **The Board concurred to issue letters of support and provide funding as much as possible to have the repairs done.** Tamar expressed the Museum Board's thanks for the Commissioners' support and Maintenance Supervisor Brian Jameson's support. She stated the Museum is in the process of obtaining AMA accreditation and will keep the Board informed of the progress. She also stated Brian has been working on the fire alarm system and the security system.

Commissioner Grandstaff discussed contacting Johnson Controls for the repairs and amending the contract if any can be done. Commissioner Iman expressed his concerns with maintaining the historical aspect of the building.

► The Board met for a discussion and possible decision on the Planning Director position with Human Resources Director Robert Jenni. Closed door was invoked at applicant's request.

After discussion, The Board reconvened publicly and offered the position to Interim Planning Director John Lavey. **Commissioner Rokosch made a motion to hire John Lavey as Acting Director subject to six month review. Commissioner Driscoll seconded the motion.** Discussion: The Board decided to have John work with Human Resources Director Robert Jenni to identify appropriate training and develop evaluation criteria at the end of the six months. Salary base was discussed and determined that the position will be salary exempt and starting at \$52,000 per year plus benefits and paid training. **All voted 'aye'.**

BITTERROOT WOODWRIGHT

Christopher Weatherly

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Historic Restoration, Remodeling, Fine Architectural Woodworking

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Jan. 7
9:30 AM

Essential repair work for Ravalli County Historical Museum Building

Bedford Street, Hamilton, Montana 59840

Prepared by Christopher Weatherly, Board member

April 7, 2008

1. Repair tin roofing (weather-strip and flashing) around flagpole and spotlight access holes in cupola roof.
2. Re-roof wood shakes on main roof with fire resistant asphalt shingles (style similar to shakes).
3. Seal 3" vent pipe hole in west side of main roof.
4. Re-solder and repair gutters. Replace downspouts, bringing downspouts down and away from building. (\$584.00 in 1997).
5. Re-shore (mud jack) and re-point rear entrance brick stairway. Re-point granite steps.
6. Dig a French floor drain outside of basement door. Install weather stripping under basement door.
7. Clear entire basement of storage "clutter". Maintain a clear, wide area around furnace. Install a metal fire door between Archives and basement area.
8. Upgrade basement windows.
9. Water damage permeated into exterior brickwork, especially where missing downspouts and under cornice. Clean, re-point and seal brick with proper sealant. There are loose bricks around cupola!
10. Insulate entire attic!
11. Licensed electrician to "clean up" wiring in attic.
12. Frame and install 5/8 drywall around frame for fire block in wood ventilation chimney in center of building. (Fire hazard).
13. Re-plaster and re-fasten lathe and/or sheetrock cracked ceiling in rear stairway.
14. Clean, scrape and re-paint all exterior windows and sills.
15. Insulate/ventilate rear archive, old vault wing of building.
16. Install a dry chemical or fine mist sprinkler system throughout building.
17. Install "invisible" storm windows and/or UV protection on all windows (especially on south side of building).
18. ** Be SURE that fire and burglar alarms are in proper working order, and are USED!!!